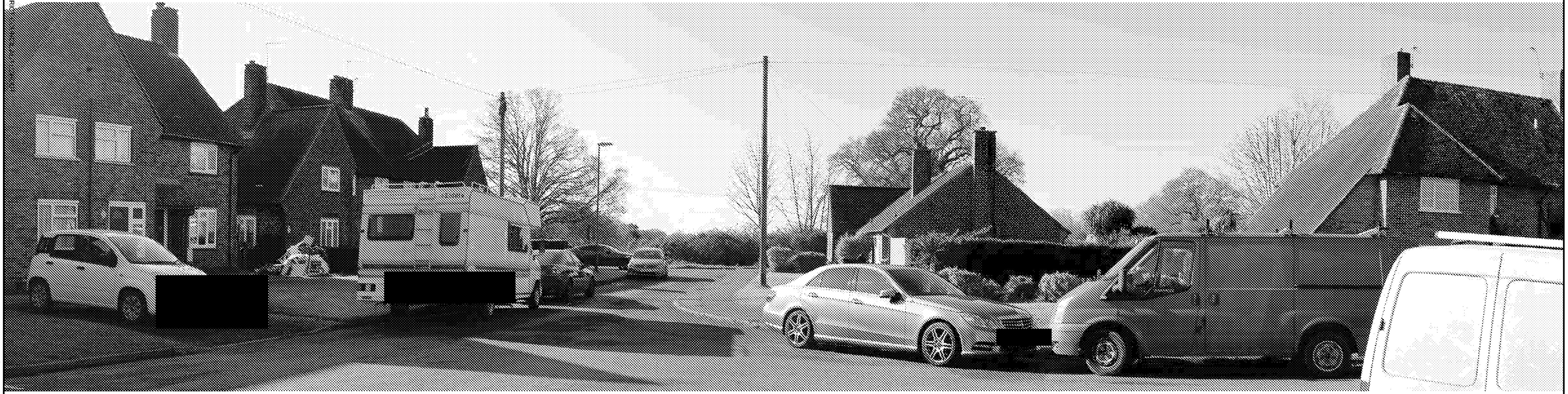
Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.
Visual effects	Effects on specific views and on the general visual amenity experienced by people.
Visual receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposal.
Visualisation	A computer simulation, photomontage or other technique illustrating the predicted appearance of the development.
Zone of Theoretical Visibility (ZTV)	A map, usually digitally produced, showing areas of land within which a development is theoretically visible.
Zone of Significant Visibility (ZSV)	Area within a ZTV from which a proposed development is likely to draw the eye of a casual observer, based on field observations.

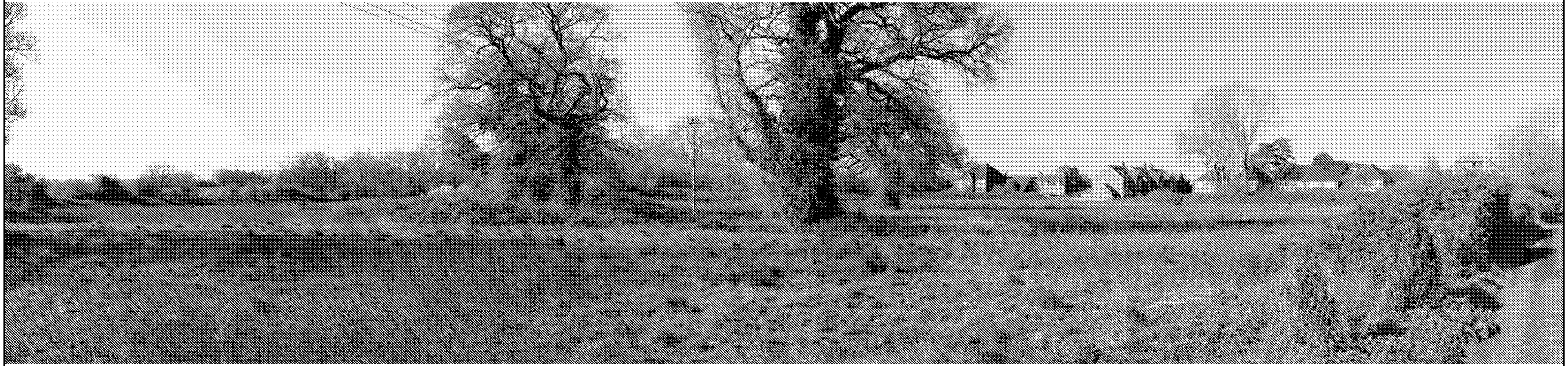
Appendix 3

Field Survey Record Sheets

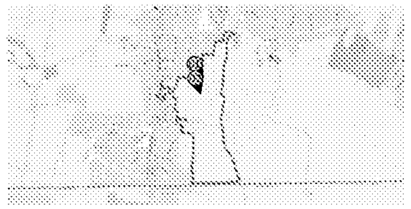


[redacted] [redacted] [redacted]

Viewpoint 01 - St. Richards Road



Viewpoint 02 - Middle of PRoW - Footpath 298



Viewpoint 01 details

Grid Reference:	E: 494057, N: 105037
Altitude AOD:	32m
Distance to Site:	48m
Date:	13/04/2023
Time:	07:55

Viewpoint 02 details

Grid Reference:	E: 494082, N: 104975
Altitude AOD:	26m
Distance to Site:	01m
Date:	13/04/2023
Time:	08:00

Project	LAND EAST OF WESTERGATE
Client	CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title	3170-4-4-4-AP-0003-S5-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 3 - SHEET 1 OF 21

Date SEP 2023

PLANNING

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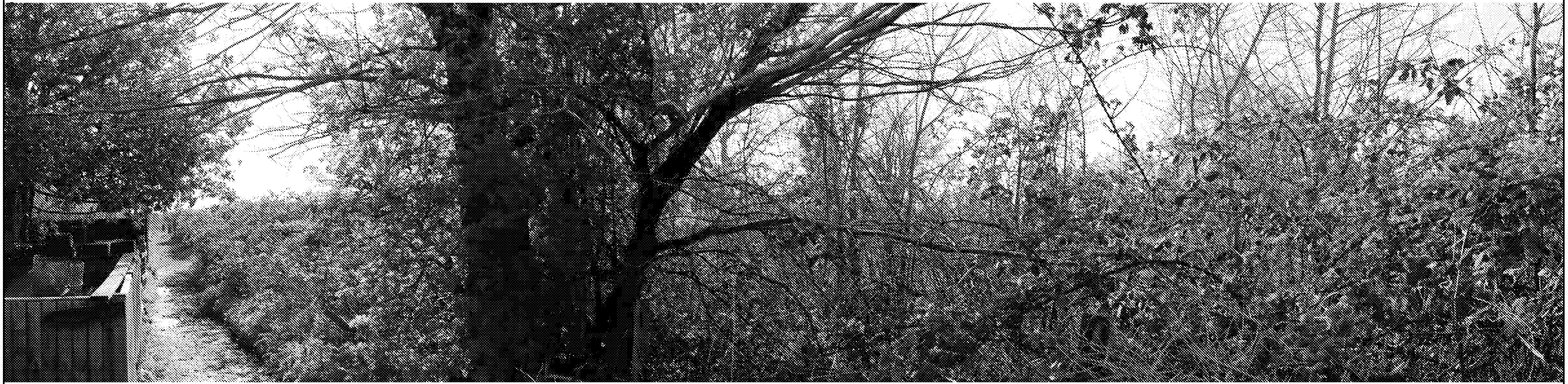
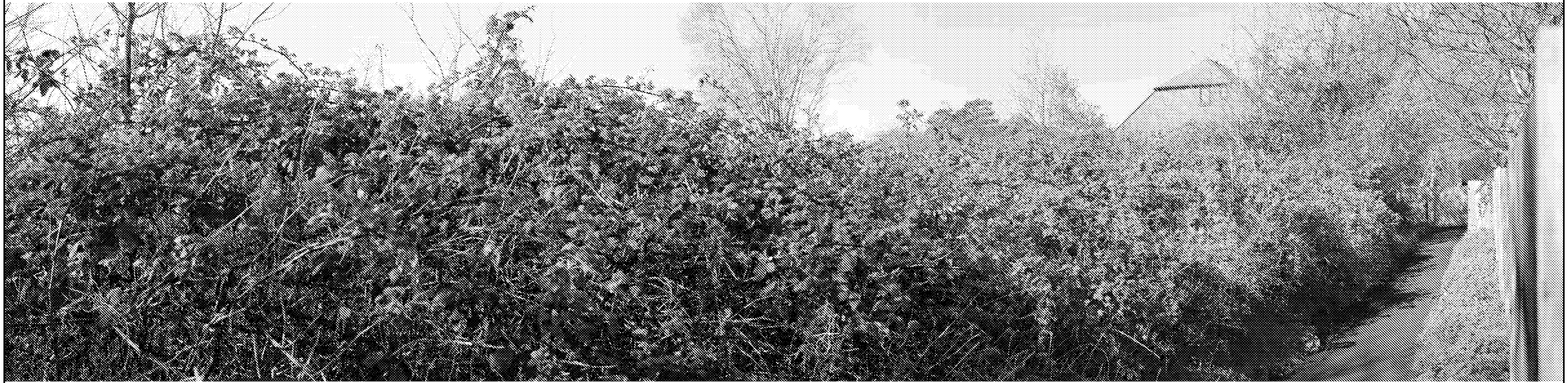
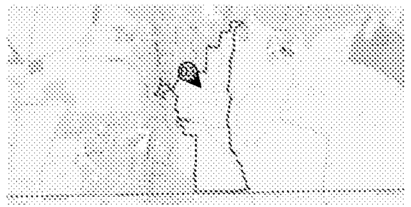


Viewpoint 03 - Intersection of PRoWs 298 and 297



Viewpoint 03 - Continued



Viewpoint 03 details

Grid Reference:	E: 494000, N: 104972
Altitude AOD:	22m
Distance to Site:	04m
Date:	13/04/2023
Time:	08:03

Project LAND EAST OF WESTERGATE
Client CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title 3170-4-4-4-AP-0003-S5-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 3 - SHEET 2 OF 21

Date SEP 2023

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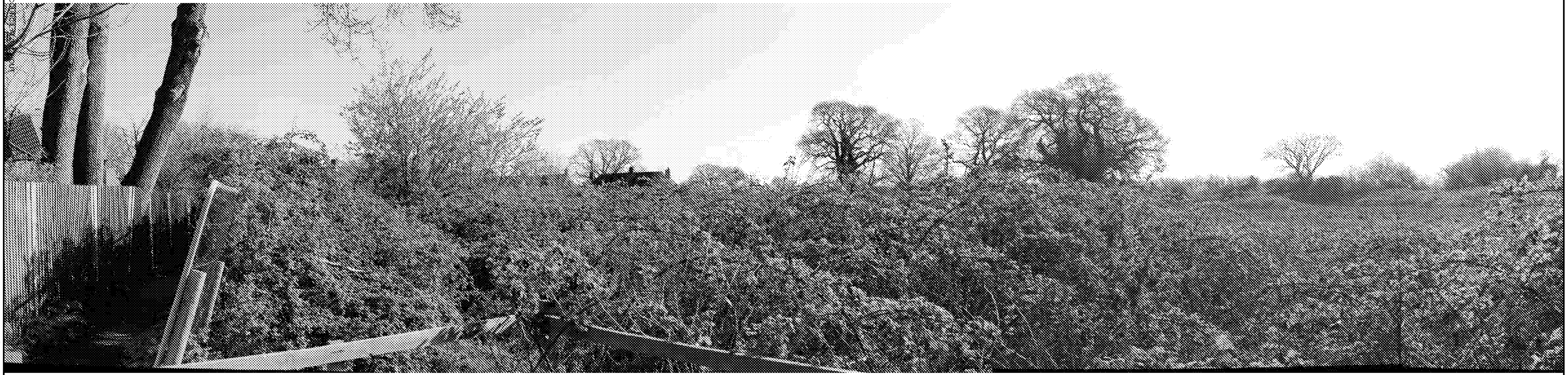
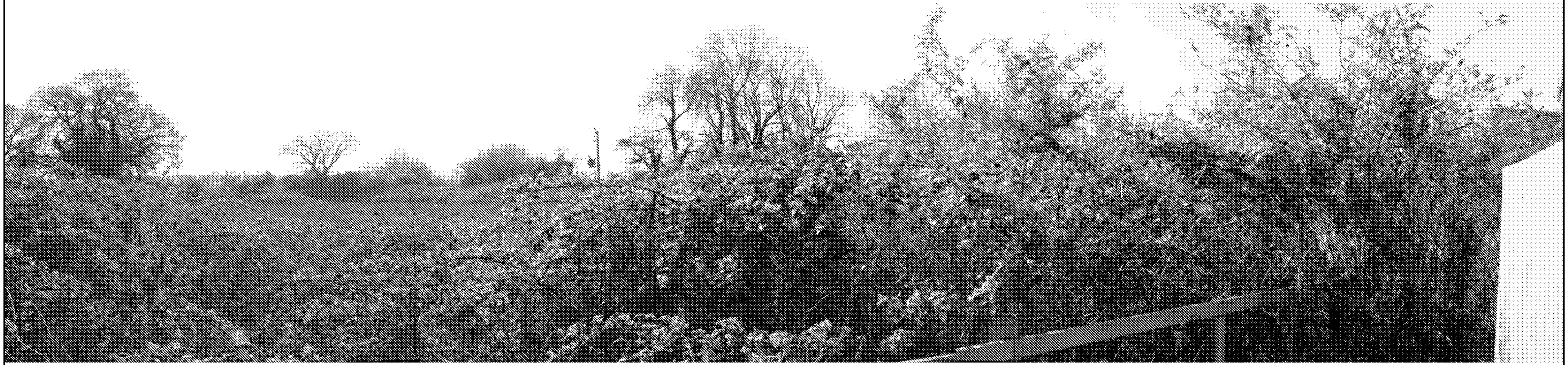
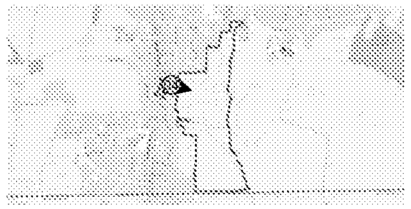


Viewpoint 04 - West of PRoW - Footpath 298



Viewpoint 04 - continued



Viewpoint 04 details

Grid Reference:	E: 493932, N: 104908
Altitude AOD:	19m
Distance to Site:	06m
Date:	13/04/2023
Time:	08:06

Project: LAND EAST OF WESTERGATE
Client: CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title: 3170-4-4-4-AP-0003-S5-P1
PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 3 - SHEET 3 OF 21
Date: SEP 2023

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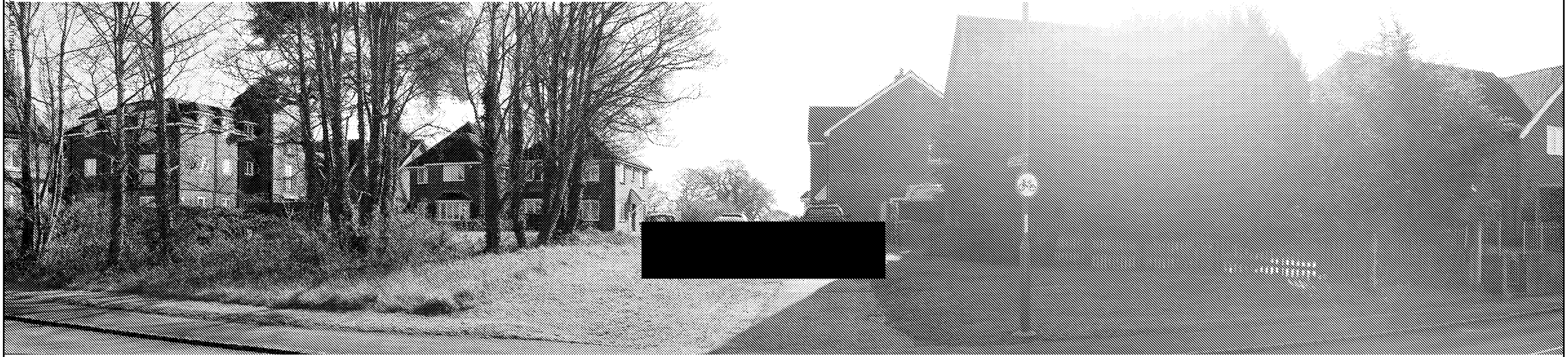
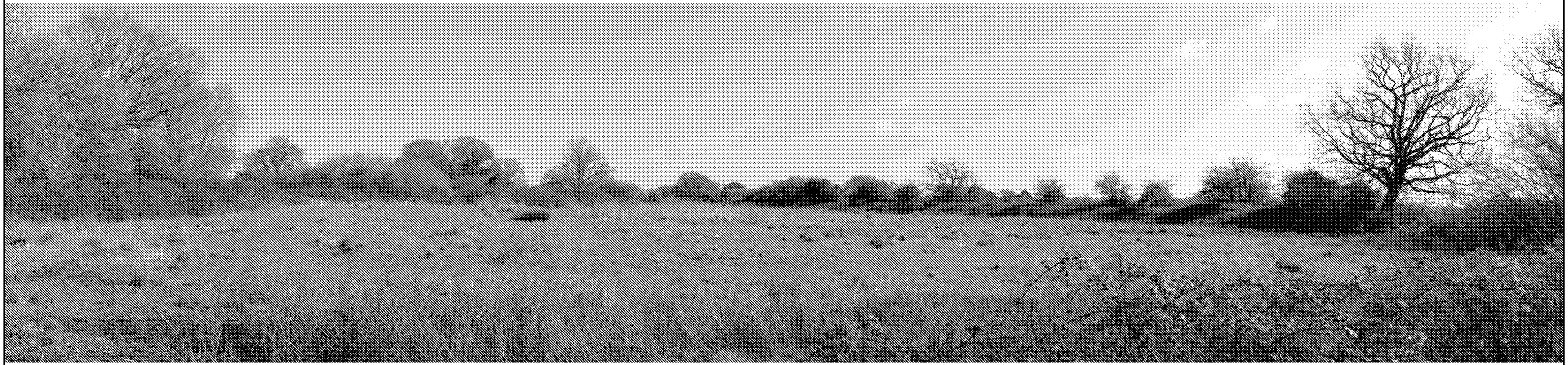
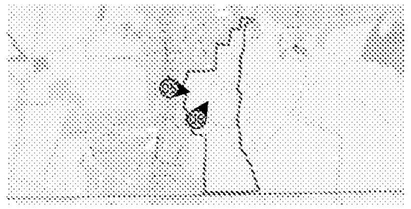

[redacted]

Viewpoint 05 - Intersection of PRoW 298 with Westergate St.



Viewpoint 06 - PRoW - Footpath 300



Viewpoint 05 details

Grid Reference:	E: 493861, N: 104873
Altitude AOD:	14m
Distance to Site:	00m
Date:	13/04/2023
Time:	08:10

Viewpoint 06 details

Grid Reference:	E: 494015, N: 104724
Altitude AOD:	10m
Distance to Site:	00m
Date:	13/04/2023
Time:	08:16

Project	LAND EAST OF WESTERGATE
Client	CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title	3170-4-4-4-AP-0003-S5-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 3 - SHEET 4 OF 21

Date SEP 2023

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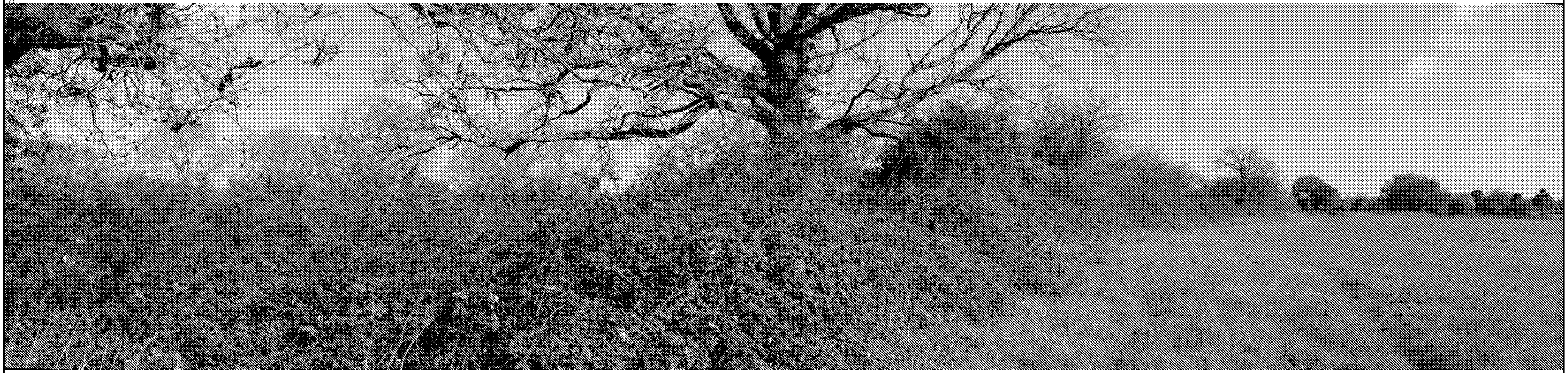
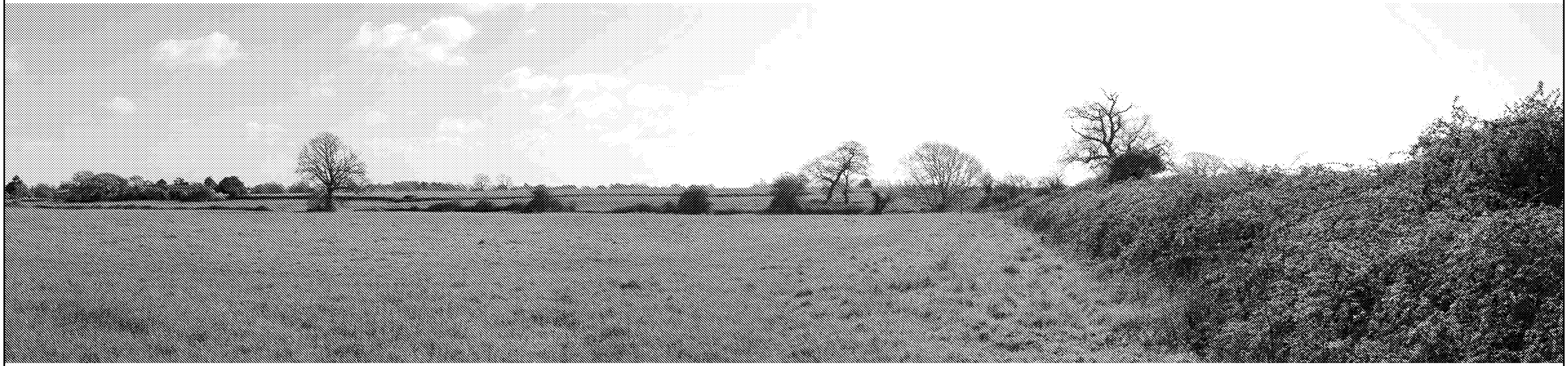
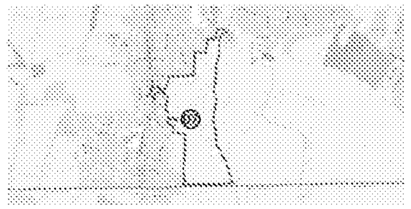


Viewpoint 07 - Intersection of PRoW - Footpath 300 and north-south hedgerow



Viewpoint 07 - continued



Viewpoint 07 details

Grid Reference:	E: 494083, N: 104713
Altitude AOD:	08m
Distance to Site:	00m
Date:	13/04/2023
Time:	08:19

Project	LAND EAST OF WESTERGATE
Client	CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title	3170-4-4-4-AP-0003-S5-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 3 - SHEET 5 OF 21

Date SEP 2023

PLANNING

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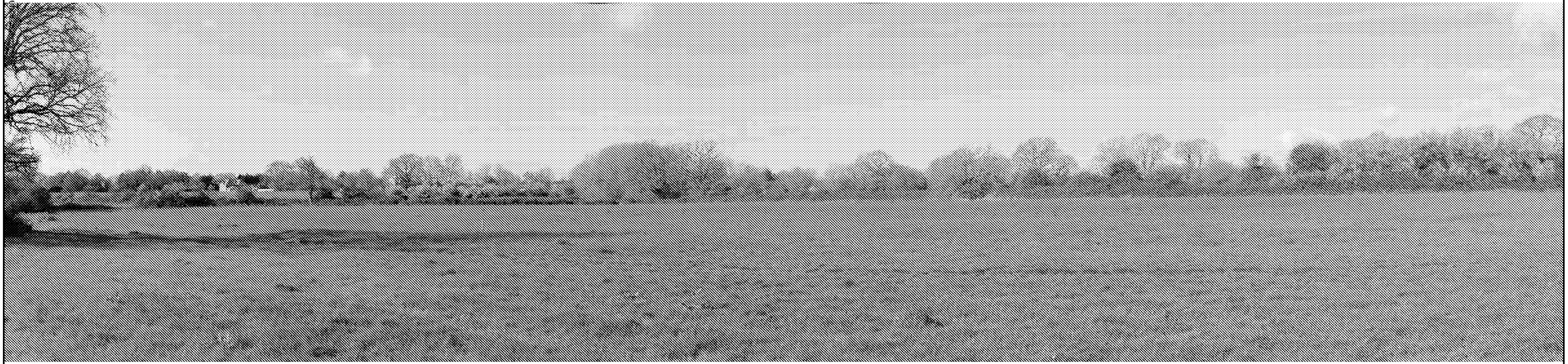
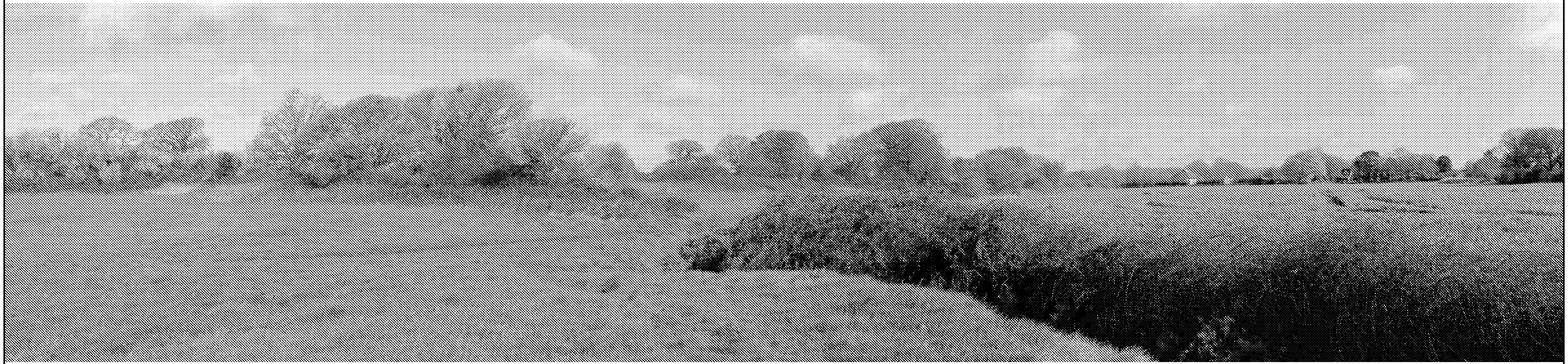
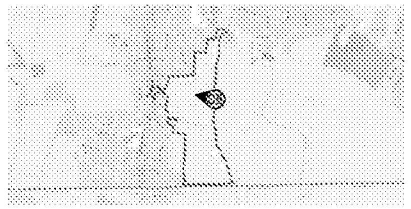


Viewpoint 08 - Eastern boundary of the application site



Viewpoint 08 - continued



Viewpoint 08 details

Grid Reference: E: 494234, N: 104841
Altitude AOD: 05m
Distance to Site: 00m

Date: 13/04/2023
Time: 08:25

Project	LAND EAST OF WESTERGATE
Client	CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title	3170-4-4-4-AP-0003-S5-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 3 - SHEET 6 OF 21

Date SEP 2023

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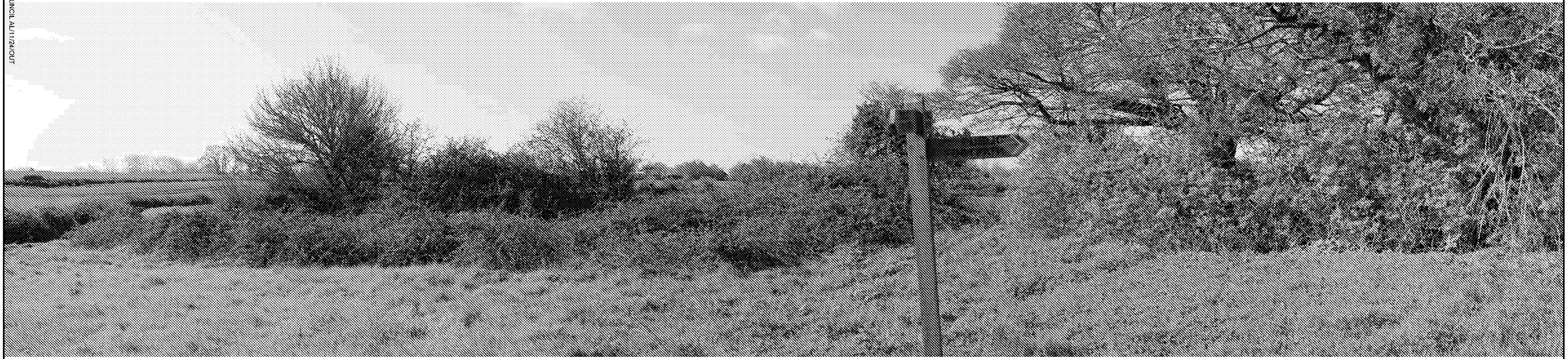
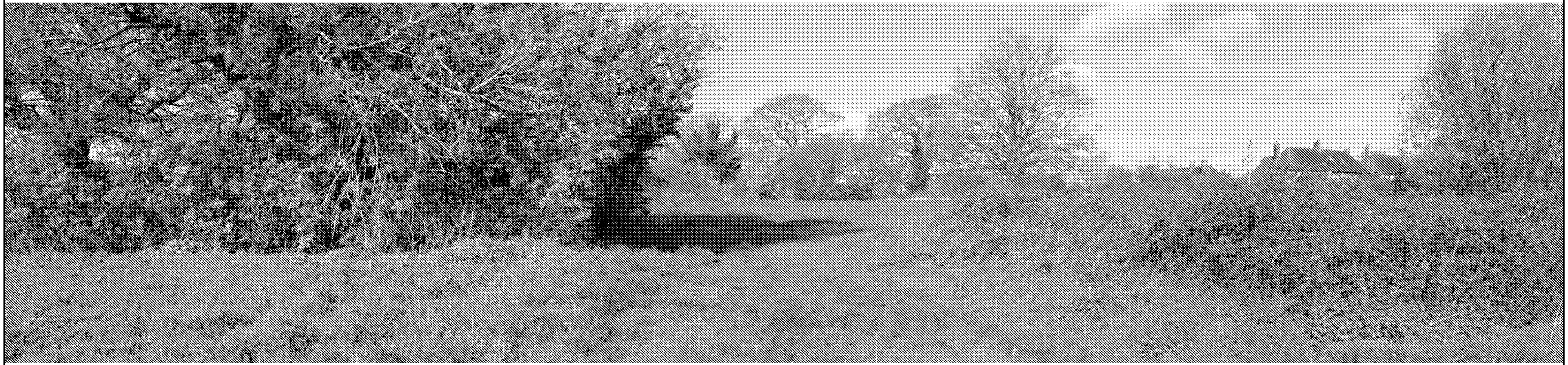
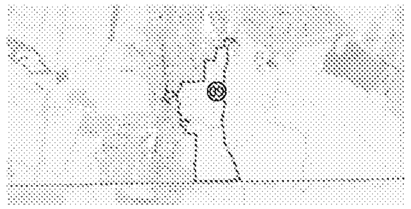


Viewpoint 09 - Intersection of PRoW 296 with unidentified path.



Viewpoint 09 - continued



Viewpoint 09 details

Grid Reference:	E: 494190, N: 104910
Altitude AOD:	06m
Distance to Site:	00m
Date:	13/04/2023
Time:	10:54

Project LAND EAST OF WESTERGATE
Client CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title 3170-4-4-4-AP-0003-S5-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 3 - SHEET 7 OF 21

Date SEP 2023

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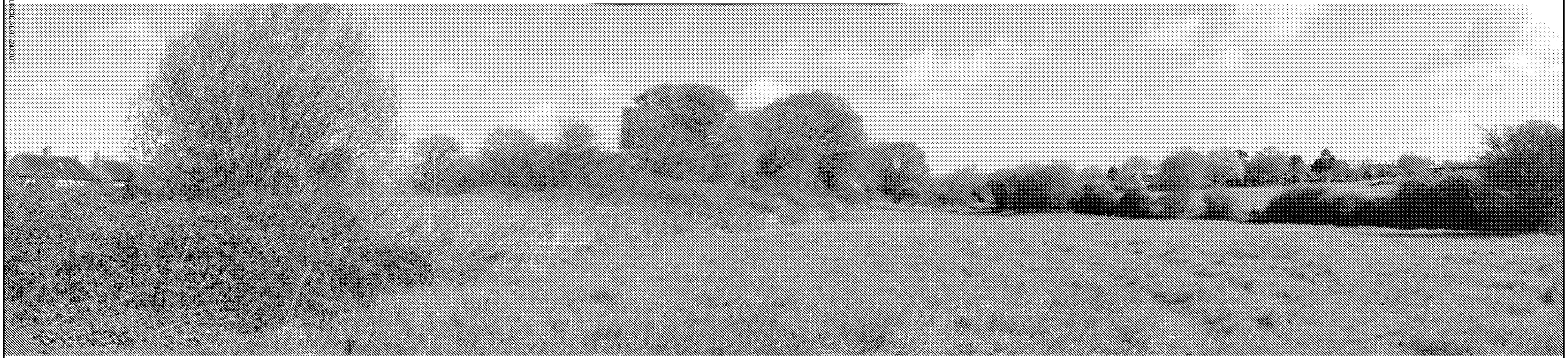
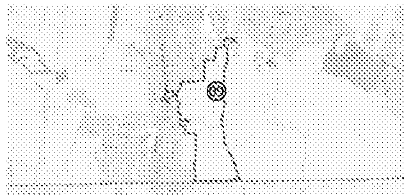


Viewpoint 09 - continued



Viewpoint 09 details

Grid Reference:	E: 494190, N: 104910
Altitude AOD:	06m
Distance to Site:	00m
Date:	13/04/2023
Time:	10:54

Project	LAND EAST OF WESTERGATE
Client	CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title	3170-4-4-4-AP-0003-S5-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 3 - SHEET 8 OF 21

Date SEP 2023

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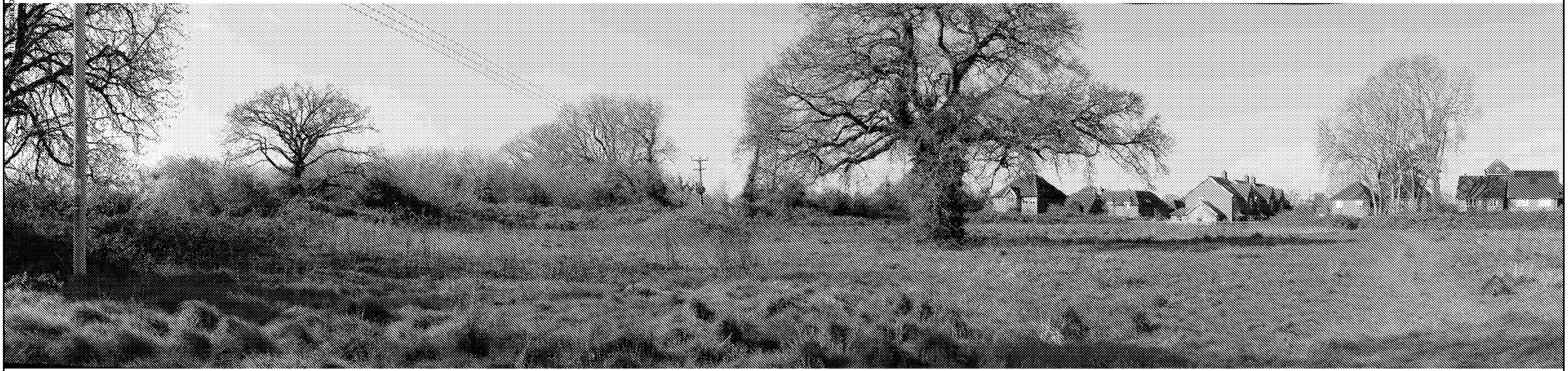
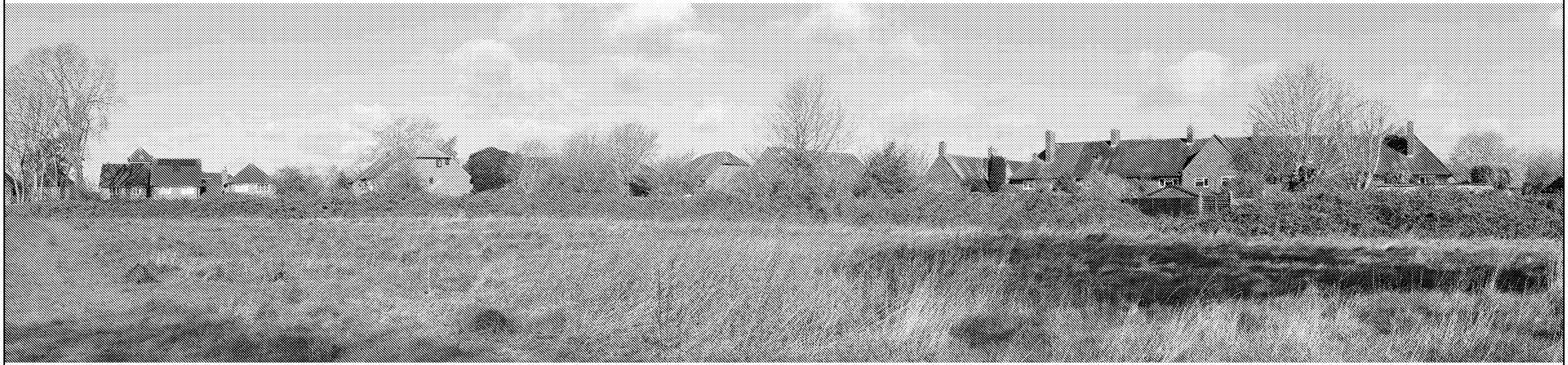
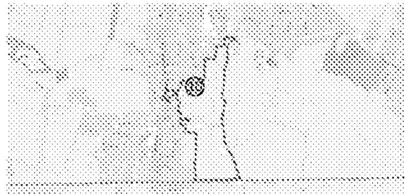


Viewpoint 10 - Unidentified path within site. South of PRoW 298



Viewpoint 10 - continued



Viewpoint 10 details

Grid Reference: E: 494050, N: 104926
Altitude AOD: 08m
Distance to Site: 00m

Date: 13/04/2023
Time: 08:31

Project LAND EAST OF WESTERGATE
Client CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title 3170-4-4-4-AP-0003-S5-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 3 - SHEET 9 OF 21

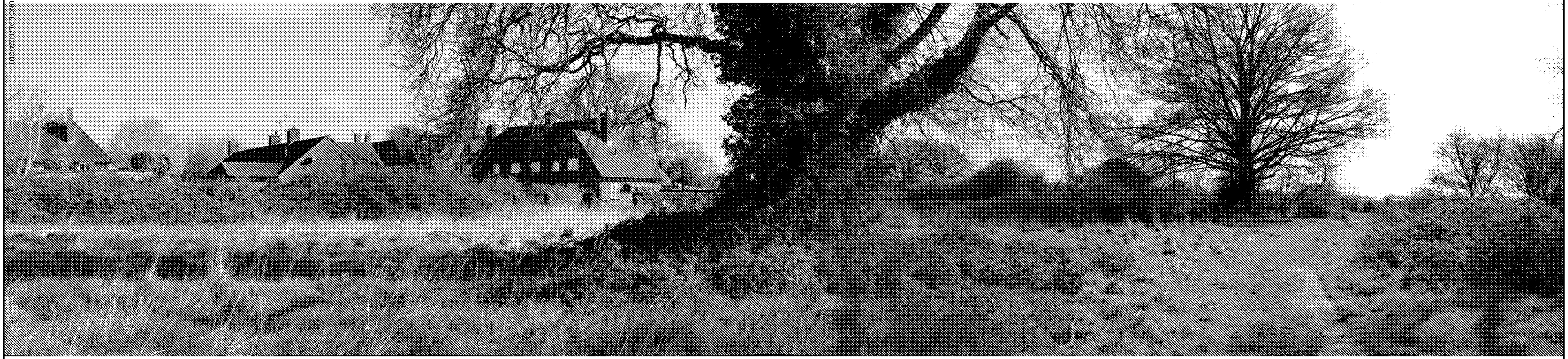
Date SEP 2023

PLANNING

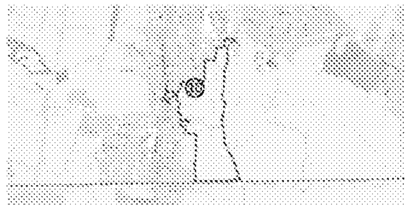
DAVID JARVIS ASSOCIATES

ARUN DISTRICT COUNCIL AL/11/24/OUT

Z:\3170LandeastofWestergate\3170-4-PLANNING\3170-4-4APPLICATION\3170-4-4-4LVIA\3170-4-4-4-AP-0003-S5-P1PhotographicFieldSurveyRecord.indd



Viewpoint 10 - continued



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Viewpoint 10 details

Grid Reference:	E: 494050, N: 104926
Altitude AOD:	08m
Distance to Site:	00m
Date:	13/04/2023
Time:	08:31

Project	LAND EAST OF WESTERGATE
Client	CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title	3170-4-4-4-AP-0003-S5-P1
	PHOTOGRAPHIC FIELD SURVEY RECORD APPENDIX 3 - SHEET 10 OF 21
Date	SEP 2023

PLANNING

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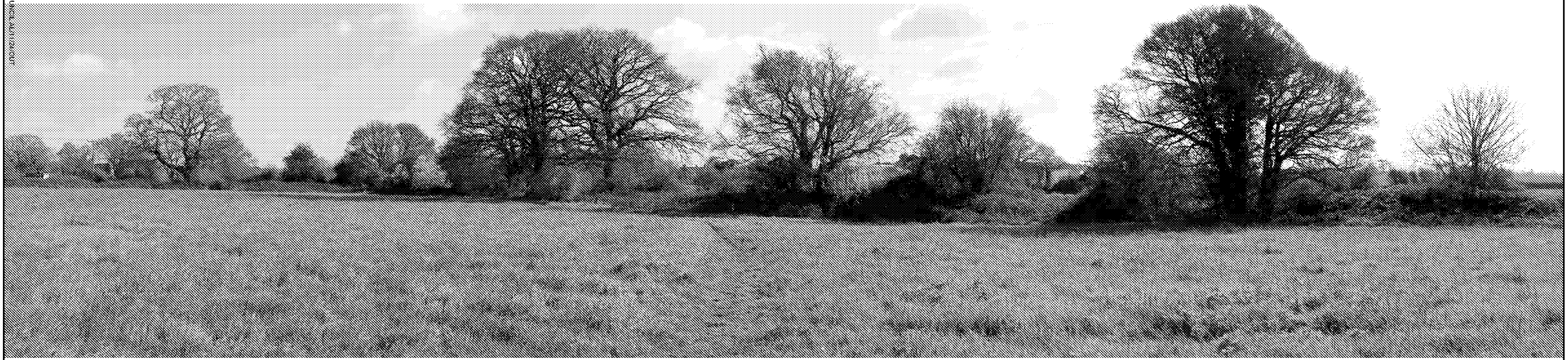
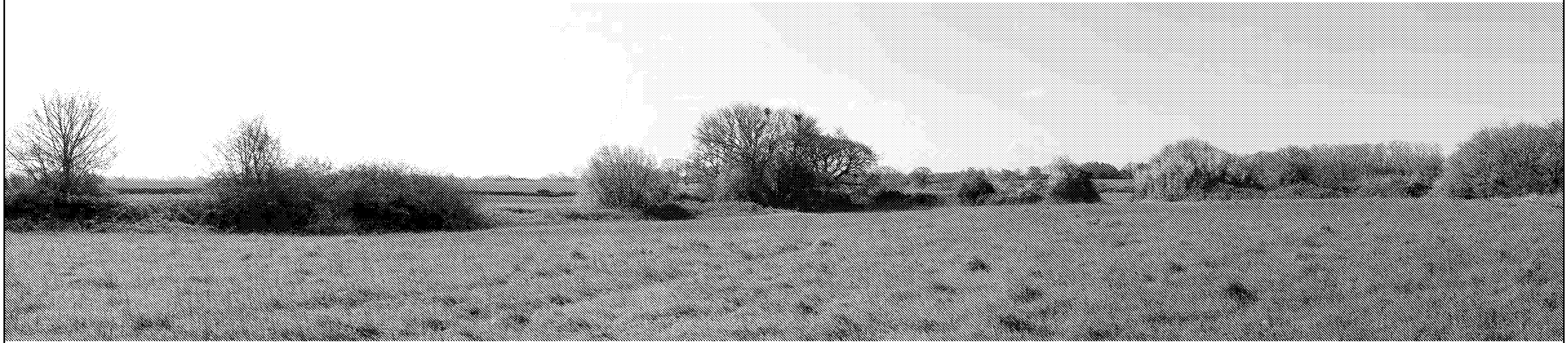
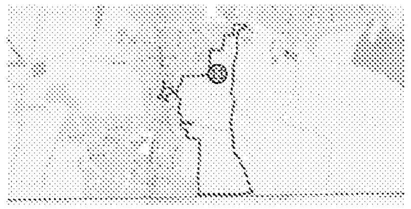


Viewpoint 11 - East of PRoW - Footpath 298



Viewpoint 11 - continued



Viewpoint 11 details

Grid Reference:	E: 494146, N: 104983
Altitude AOD:	07m
Distance to Site:	00m
Date:	13/04/2023
Time:	08:34

Project	LAND EAST OF WESTERGATE
Client	CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title	3170-4-4-4-AP-0003-S5-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 3 - SHEET 11 OF 21

Date SEP 2023

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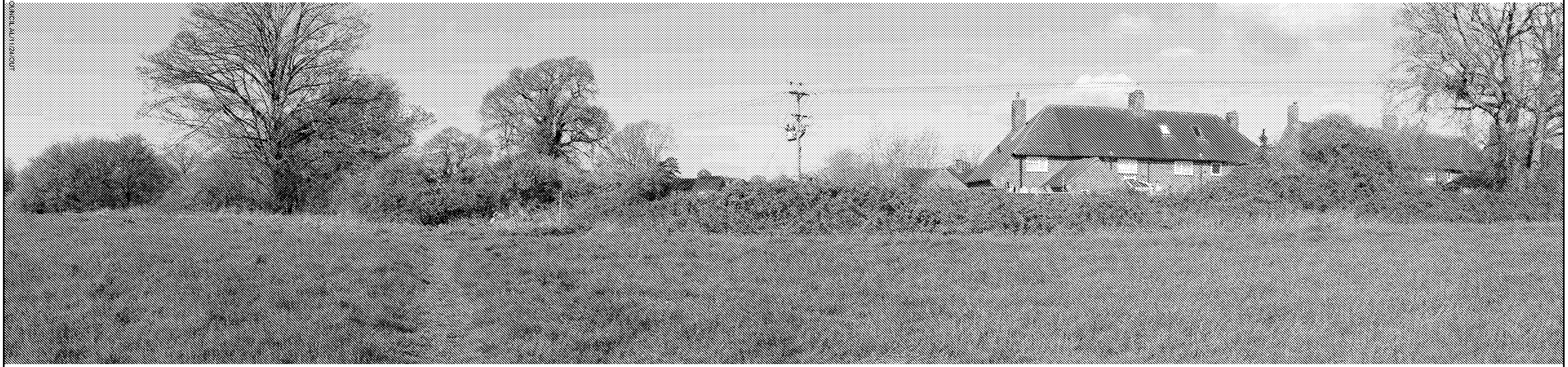
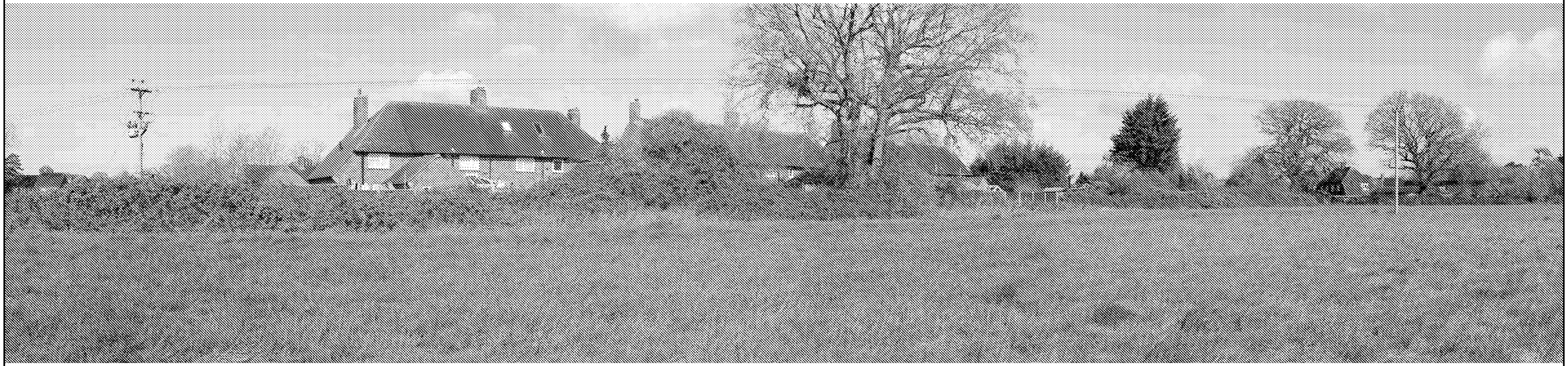
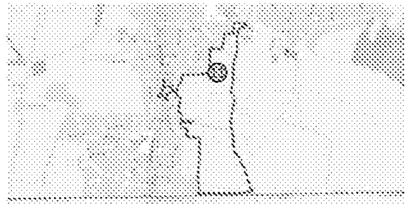


Viewpoint 11 - continued



Viewpoint 11 - continued



Viewpoint 11 details

Grid Reference: E: 494146, N: 104983
Altitude AOD: 07m
Distance to Site: 00m

Date: 13/04/2023
Time: 08:34

Project LAND EAST OF WESTERGATE
Client CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title 3170-4-4-4-AP-0003-S5-P1

PHOTOGRAPHIC FIELD SURVEY RECORD

APPENDIX 3 - SHEET 12 OF 21

Date SEP 2023

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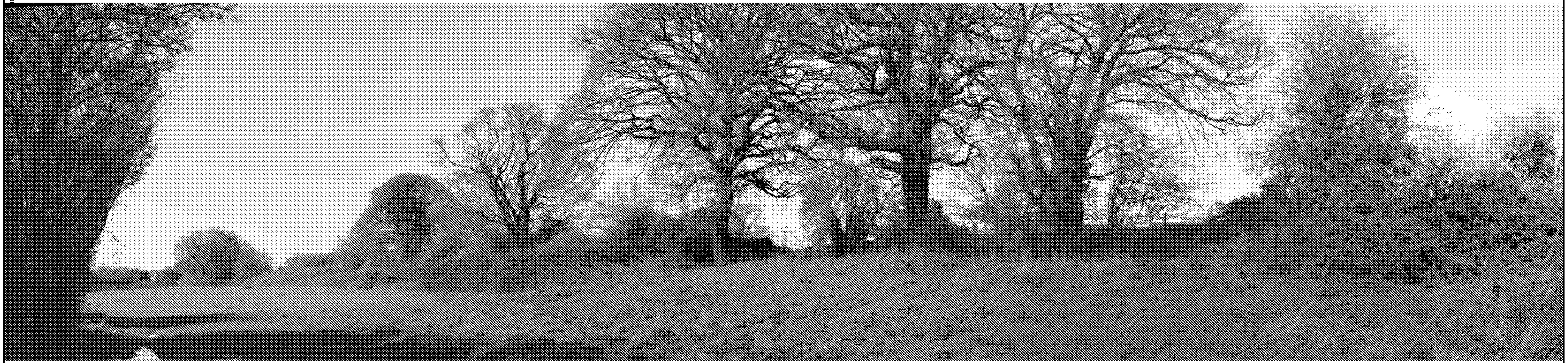
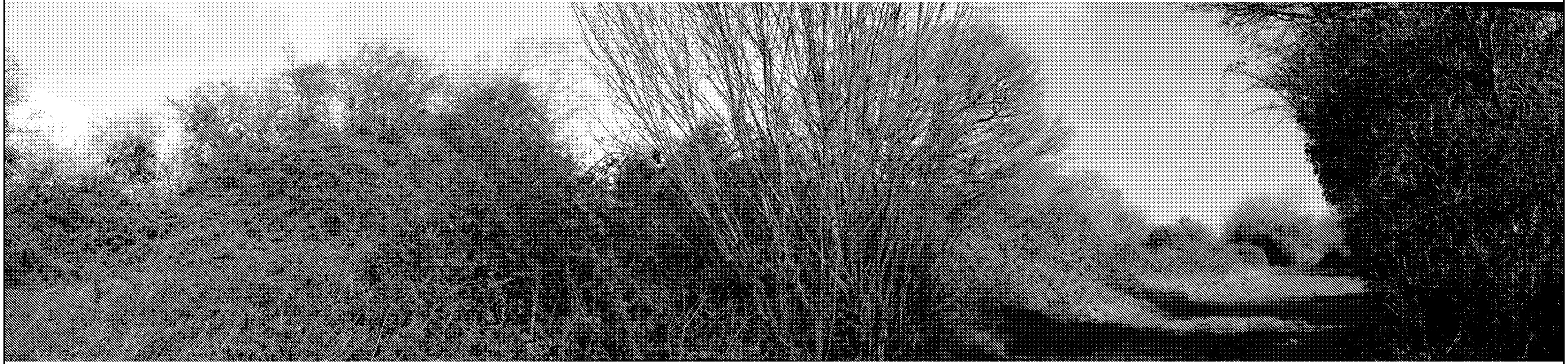
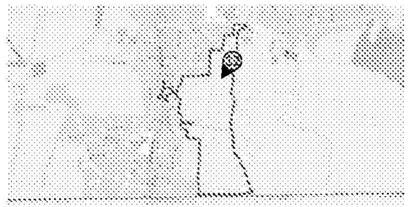


Viewpoint 12 - Eastern boundary of the site



Viewpoint 12 - continued



Viewpoint 12 details

Grid Reference: E: 494231, N: 105052
Altitude AOD: 03m
Distance to Site: 00m

Date: 13/04/2023
Time: 08:37

Project LAND EAST OF WESTERGATE
Client CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title 3170-4-4-4-AP-0003-S5-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 3 - SHEET 13 OF 21

Date SEP 2023

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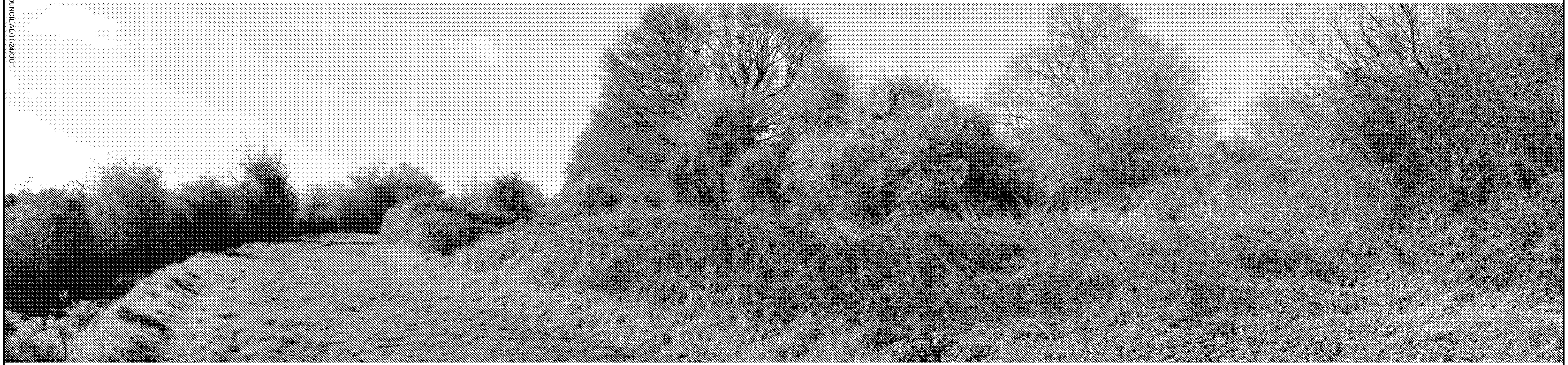
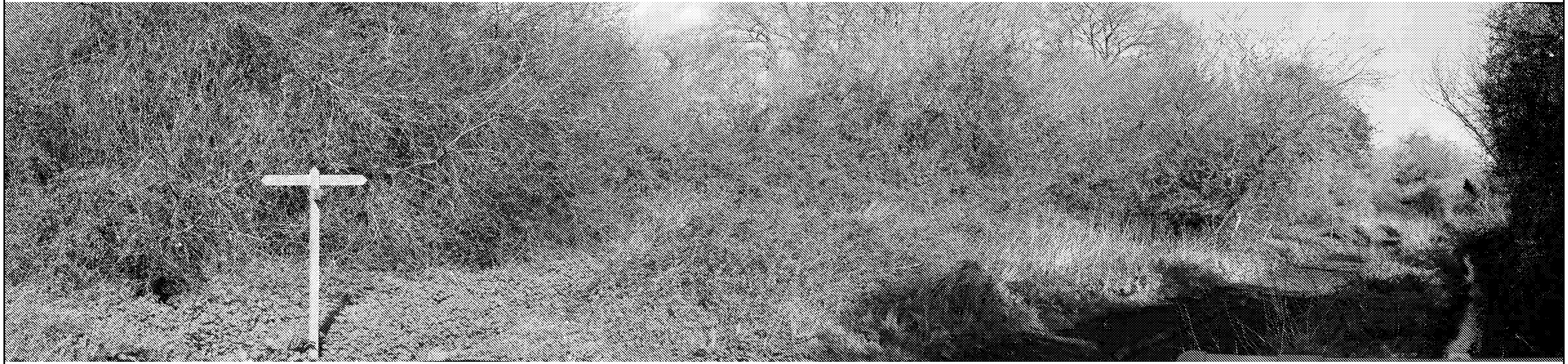
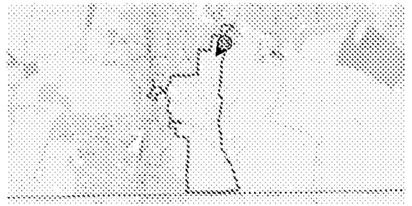


Viewpoint 13 - Between PRoW 296 and 317



Viewpoint 13 - continued



Viewpoint 13 details

Grid Reference:	E: 494249, N: 105148
Altitude AOD:	03m
Distance to Site:	00m
Date:	13/04/2023
Time:	08:40

Project	LAND EAST OF WESTERGATE
Client	CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title	3170-4-4-4-AP-0003-S5-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 3 - SHEET 14 OF 21

Date	SEP 2023

PLANNING

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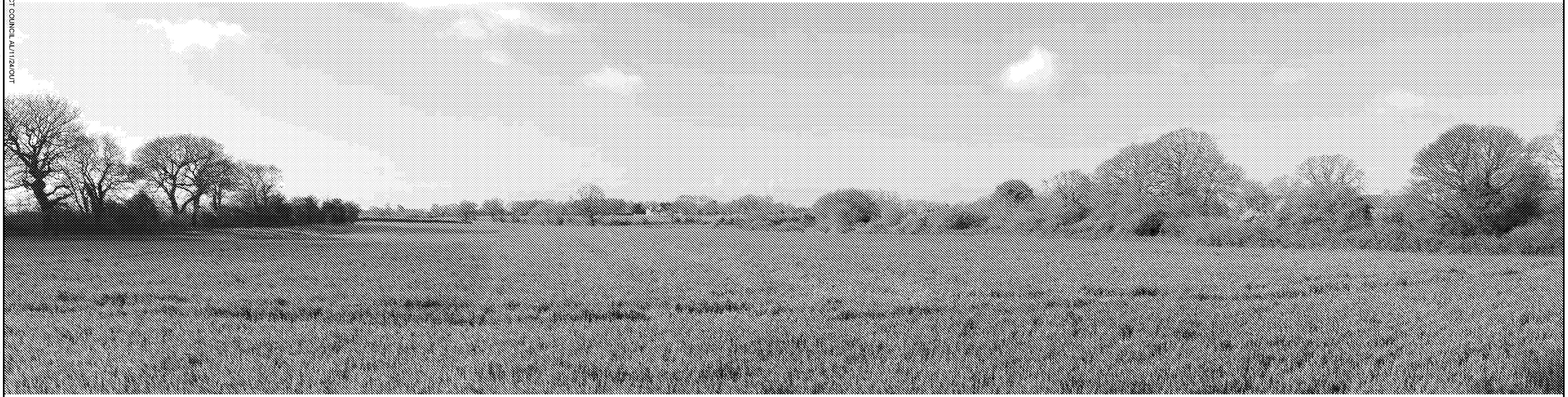
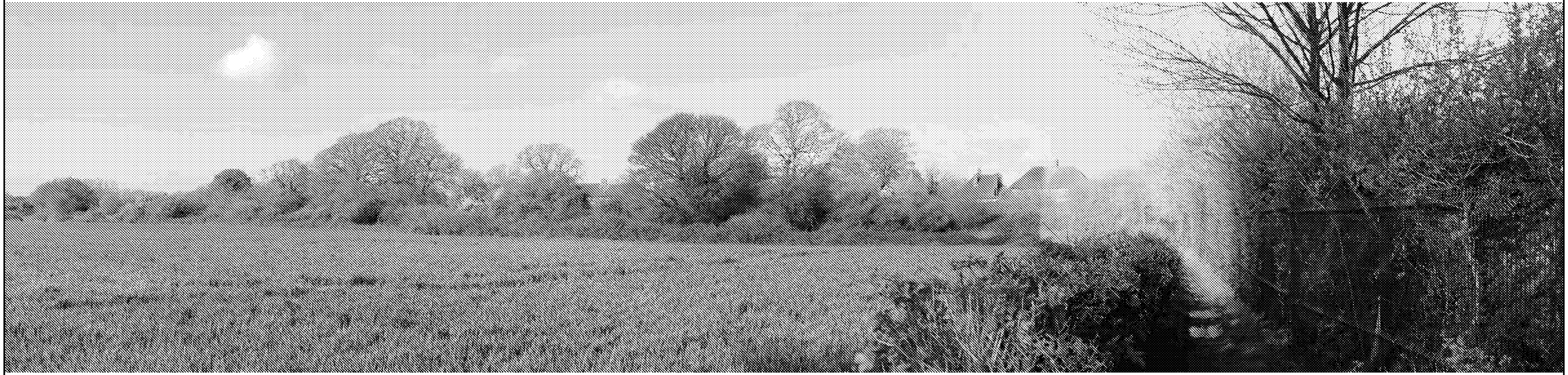
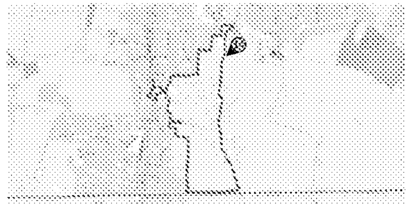


Viewpoint 14 - PRoW 296, on the south east corner of Eastergate Primary school’s boundary.



Viewpoint 14 - continued



Viewpoint 14 details

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Time:	08:42

Project LAND EAST OF WESTERGATE
Client CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title 3170-4-4-4-AP-0003-S5-P1
PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 3 - SHEET 15 OF 21
Date SEP 2023

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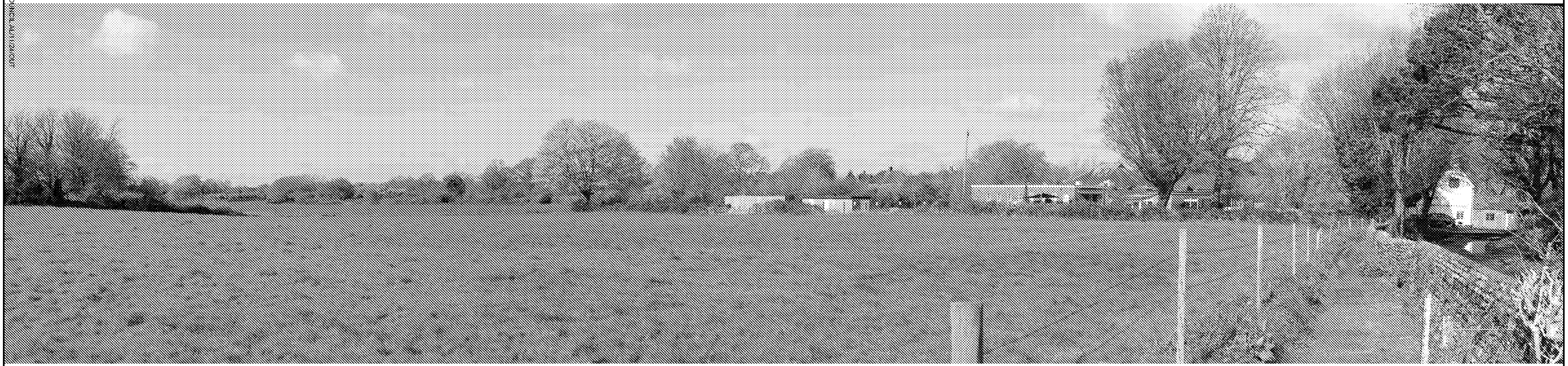
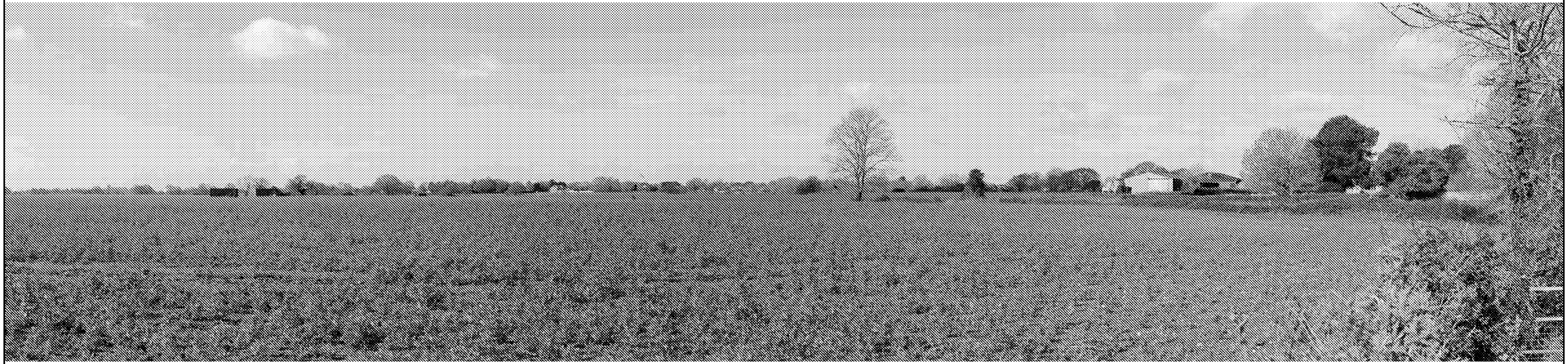
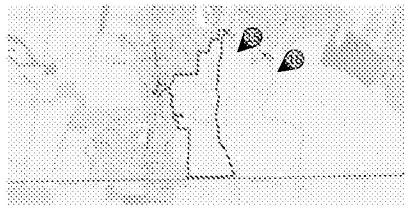


Viewpoint 15 - Church lane, north of Manor Farm



Viewpoint 16 - PRoW - Footpath 321. On the southwest corner of Fleurie Nursery



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Viewpoint 15 details

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Viewpoint 16 details

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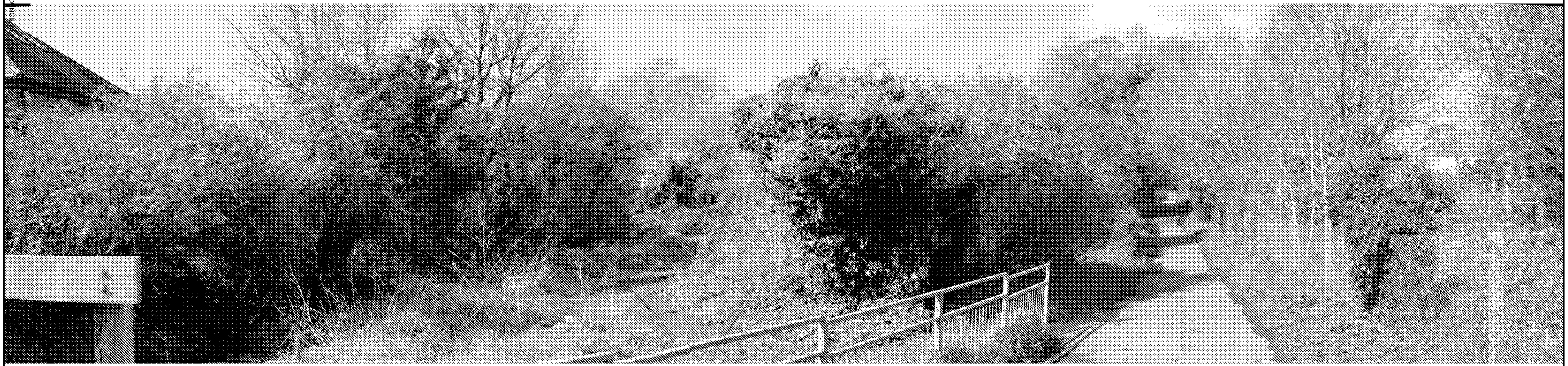
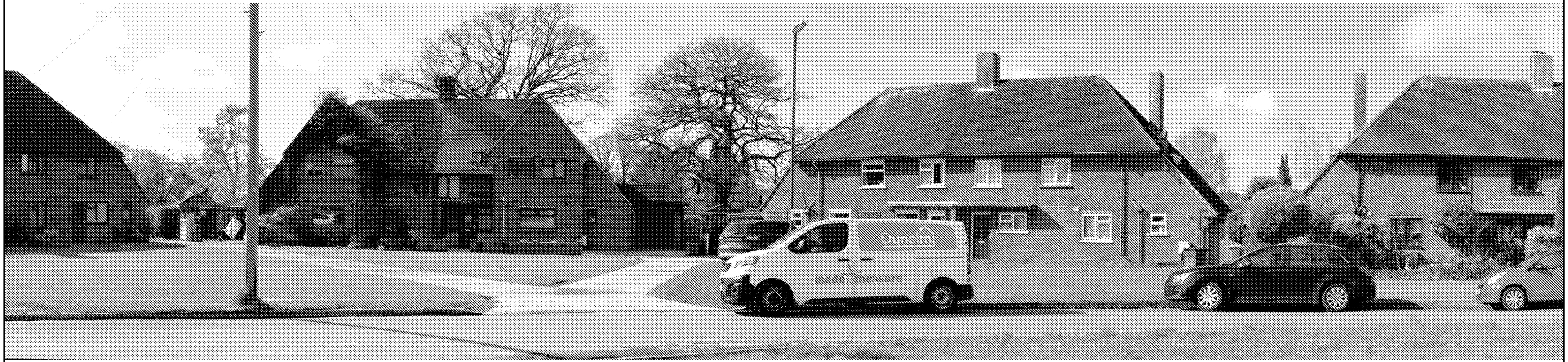
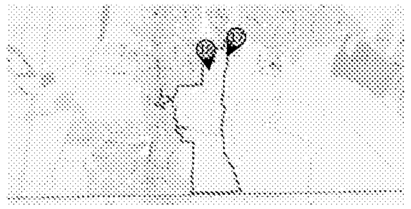


Viewpoint 17 - North East corner of the application site's boundary



Viewpoint 18 - Ivy Lane



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Viewpoint 18 details

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Time:	09:07

Project	LAND EAST OF WESTERGATE
Client	CALA HOMES (SOUTH HOME COUNTIES) LTD
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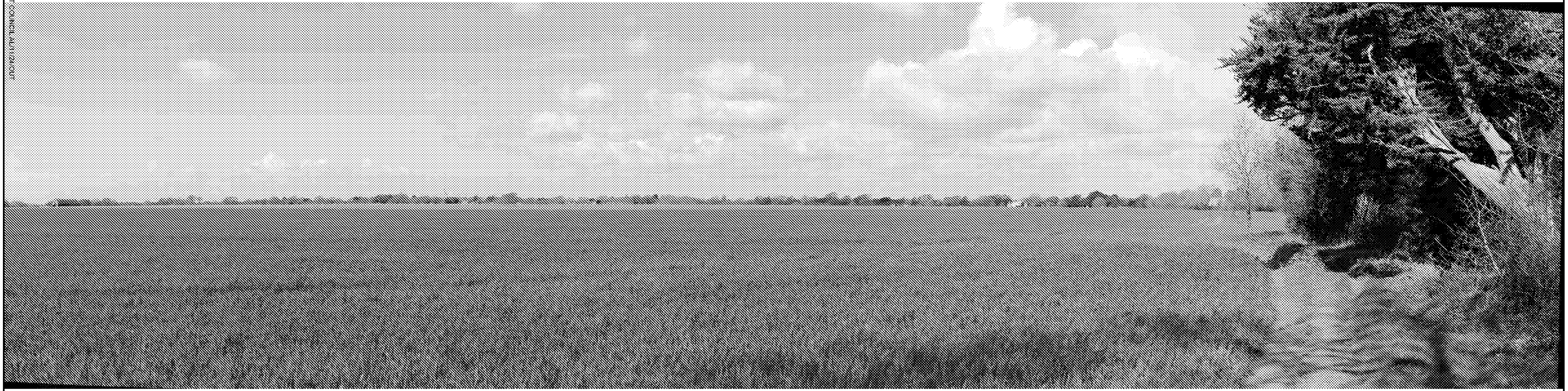
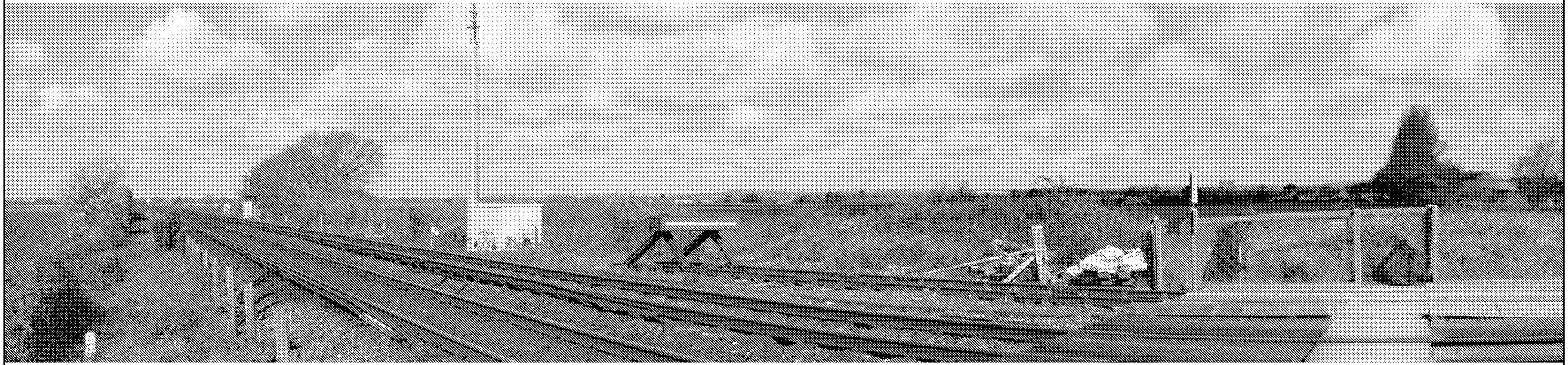
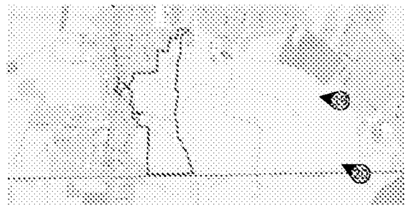


Viewpoint 19 - PRoW - Footpath 321. South of Elm Grove South



Viewpoint 20 - Northern intersection of PRoW 323 with the railway



Viewpoint 19 details

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Viewpoint 20 details

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Time:	09:32

Project	LAND EAST OF WESTERGATE
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Drawing Ref & Title	3170-4-4-4-AP-0003-S5-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 3 - SHEET 18 OF 21

Date SEP 2023

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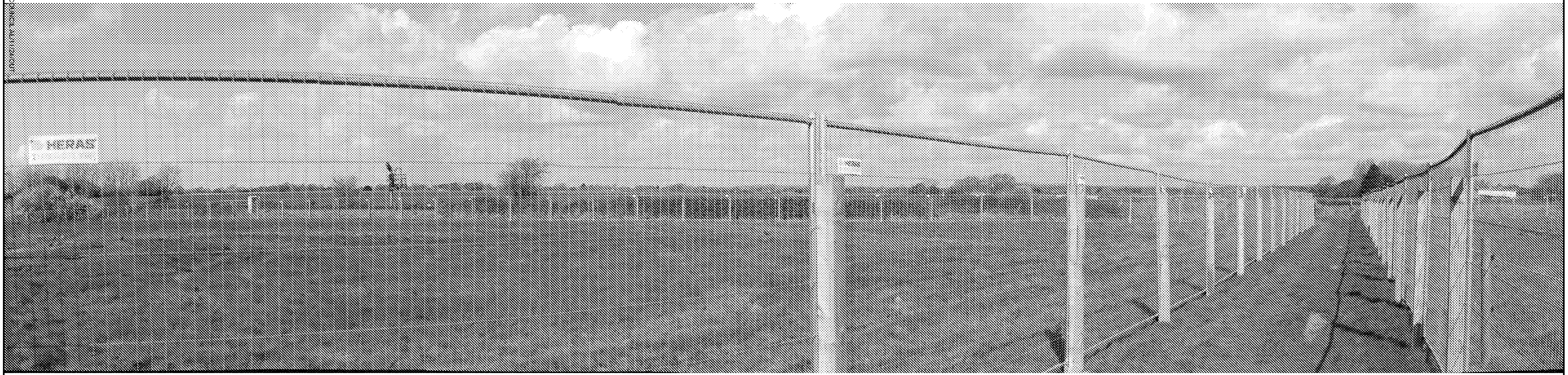
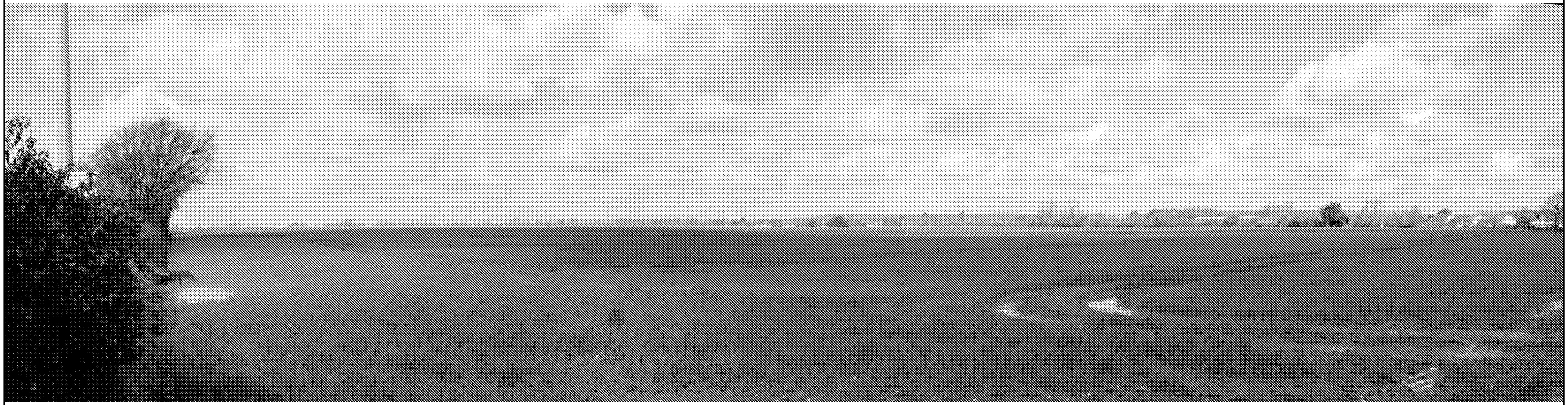
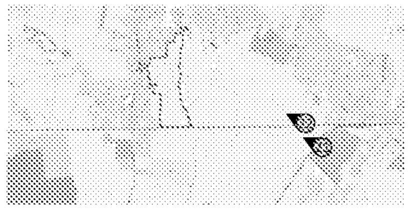


Viewpoint 21 - PRoW - Footpath 323



Viewpoint 22 - PRoW - Footpath 323



Viewpoint 21 details

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Viewpoint 22 details

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Project	LAND EAST OF WESTERGATE
Client	CALA HOMES (SOUTH HOME COUNTIES) LTD
Drawing Ref & Title	3170-4-4-4-AP-0003-S5-P1

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APPENDIX 3 - SHEET 19 OF 21

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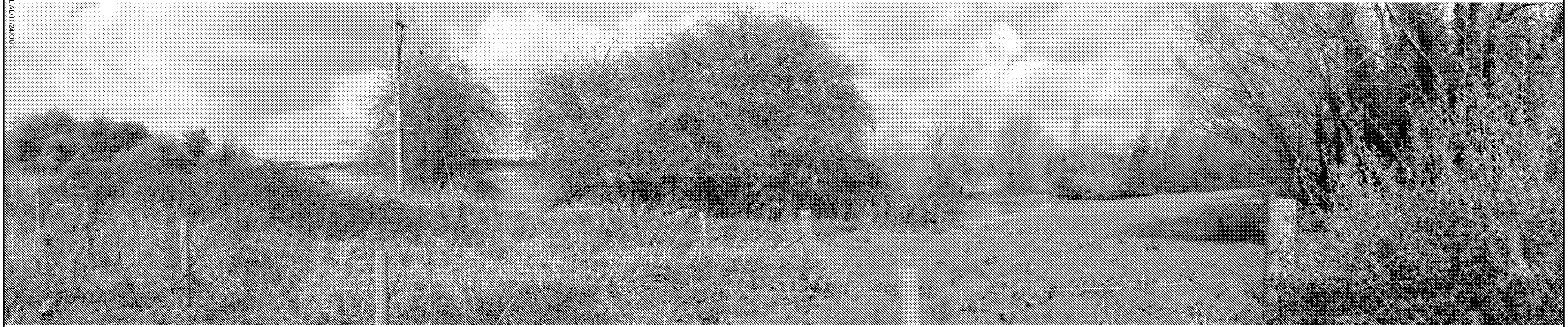
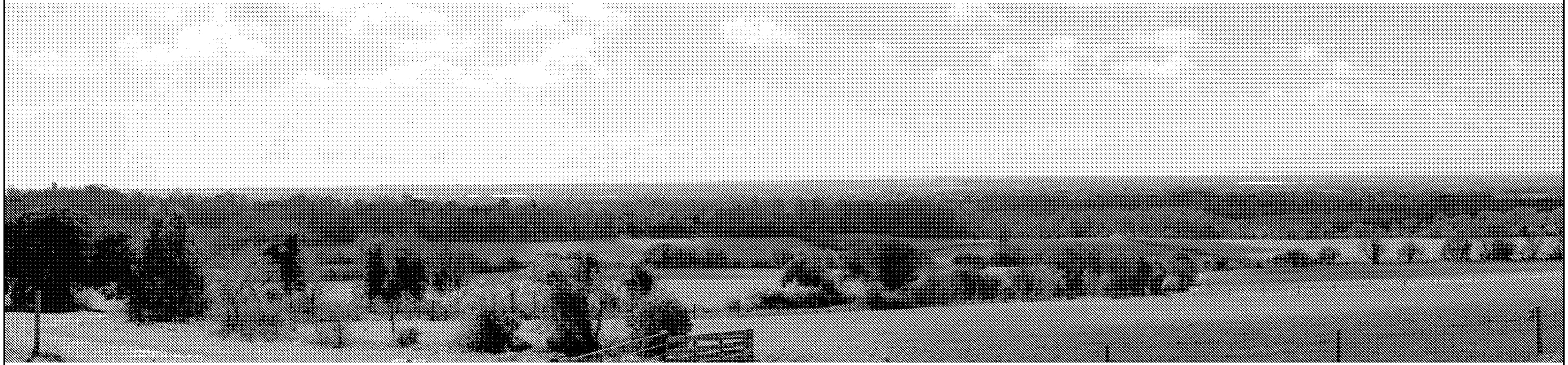
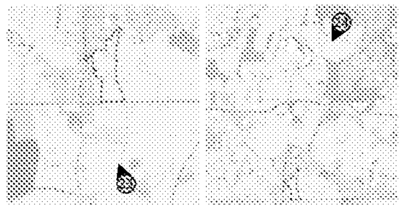


Viewpoint 23 - PRoW - Footpath 200_1. On the South west corner of Lidsey Oil Field



Viewpoint 24 - Nore Folly



Viewpoint 23 details

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Viewpoint 24 details

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Time:	10:54

Project	LAND EAST OF WESTERGATE
Client	CALA HOMES (SOUTH HOME COUNTIES) LTD
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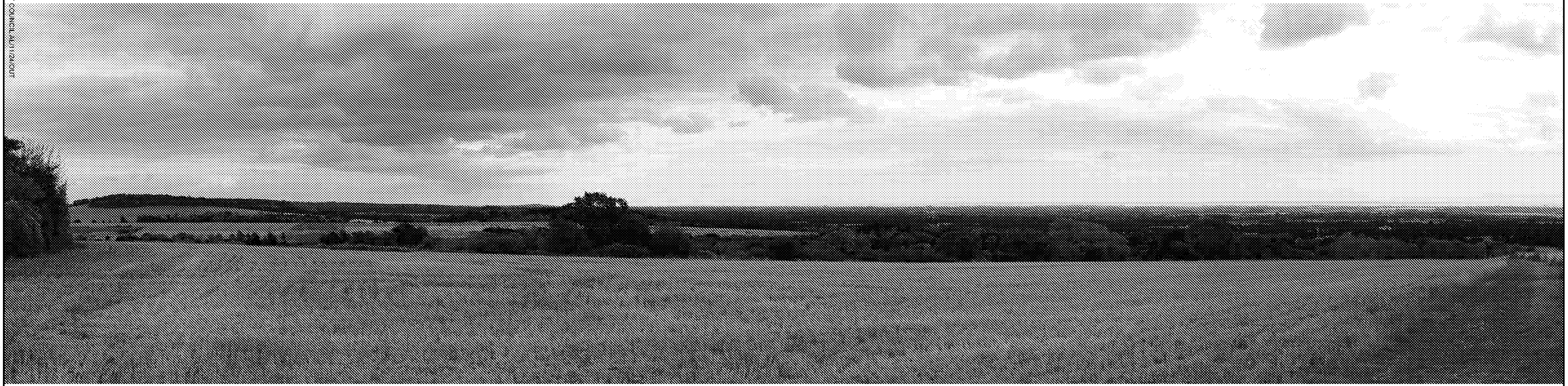
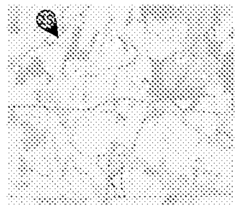


Viewpoint 25 - Halnaker Hill summit



Viewpoint 25 details

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Time: 14:11

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Client CALA HOMES (SOUTH HOME COUNTIES) LTD
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Appendix 4

Extracts of Landscape Character Assessments

THE WEST SUSSEX LANDSCAPE
Land Management Guidelines

Sheet SC9

Chichester to Yapton Coastal Plain

South Coast Plain

The area covered by the Sheet is derived from:

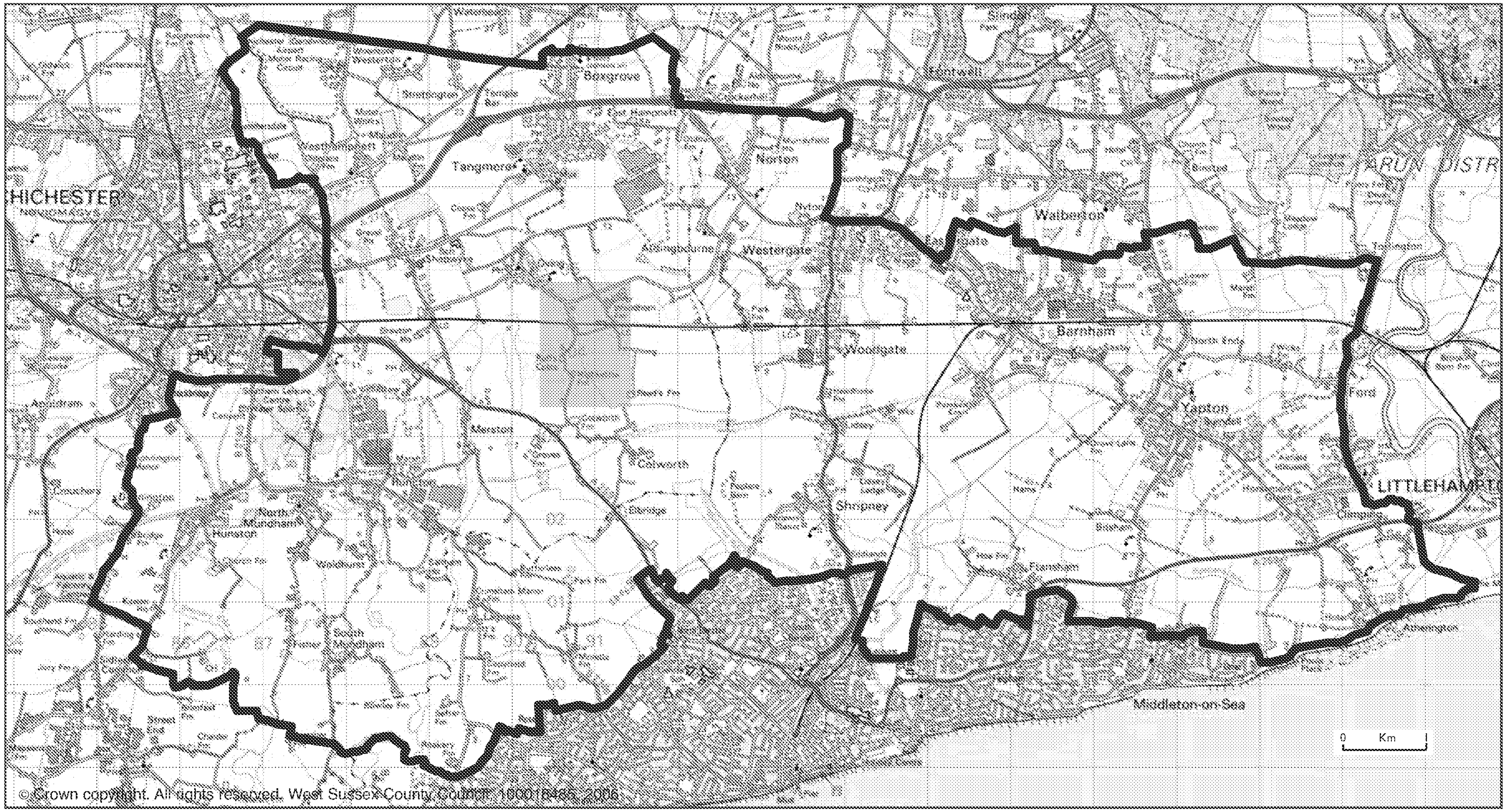
Chichester to Shoreham Coastal Plain (C1) Landscape Character Area as defined in the unpublished **West Sussex Landscape Character Assessment** (November 2003).

Overall Character

This Character Area extends from Chichester in the west to the edge of the Arun Valley in the east, and around Bognor Regis to the south. Over time a large part of this area has been reclaimed from the sea, and remains below the current high spring tide level. It comprises a mainly flat, open landscape crossed by meandering rifes. Dominated by highly productive arable fields and modern farm buildings, it has a fragmented hedgerow and hedgerow tree pattern. The spire of Chichester Cathedral is a widely visible feature. Rows of large light reflecting glasshouses, equestrian facilities, horse paddocks and industrial buildings, for instance in the Ford and Tangmere areas, are strong suburban elements. Where these occur, they create visual confusion and poor definition between town and countryside, and erode distinctive landscape character. Major suburban settlements in the area are Tangmere, Barnham, Yapton, and Westergate. In contrast, there are areas of a smaller scale, more varied rural landscape with quiet hamlets and traditional villages enclosed by small pastures.

Key Characteristics

- Low lying flat open landscape.
- Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.
- A low density of hedgerows and hedgerow trees with occasional shelterbelts.
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.
- Clusters of glasshouses.
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.
- Large farmsteads along roads, and on dead-end tracks.
- Long views to Arundel, the Downs and to the distinctive spire of Chichester Cathedral.
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.
- The urban fringes associated with Bognor are particularly obvious, with sporadic urban development in suburban settlements of Tangmere, Barnham, Yapton, and Westergate.
- Large gravel pit lakes around the edge of Chichester.
- Few trees or hedgerows, partly as a result of Dutch Elm Disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.
- Light industry in the countryside at Ford and Tangmere.



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SC9

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Historic Features

- Area settled and resources exploited from prehistoric times onwards. Few visible prehistoric monuments apart from crop marks.
- Distinctive medieval manor houses at Shripney and Barnham Court.
- Important medieval churches with spires which distinguish this otherwise flat landscape.
- Large regular fields, mostly the product of Parliamentary enclosure.
- Remains of the line of the Arundel to Chichester Canal. This formed part of an important late 18th century barge route.
- Excavations at Westhampnett, in advance of the bypass, demonstrated that Roman, iron age and earlier settlement evidence may lie just below plough soil level.
- At Aldingbourne, beside the Rife, lie the remains of a medieval castle. In those days Aldingbourne Rife was a navigable waterway.
- Disused airfields, such as at Tangmere and Yapton.

Biodiversity

- Semi-natural habitats are scarce due to intensive arable agriculture.
- Hedgerow pattern is fragmented with occasional isolated woods, for example, Hunston Copse (Site of Nature Conservation Importance, SNCI).
- Low lying species-rich grasslands adjacent to the rifes, artificial water bodies of Chichester canal (SNCI) and gravel pits together with remnant semi-natural broadleaved woodlands form pockets of high nature conservation importance.
- Occasional species-rich meadows along rifes, for example, Kingston Manor meadows, Runcton.
- Artificial lakes of the Chichester Gravel Pit complex are particularly important for wintering and breeding birds as the largest collection of inland water bodies in the county.
- Occasional village ponds and greens provide local havens for wildlife.
- Invasive floating pennywort in Pagham Rife.

Change - Key Issues

- Urban development pressures, especially in the gaps between settlements and on the edge of Chichester.
- Major road improvements.
- Loss of mature elm trees in the 1970's and 1980's due to Dutch Elm disease.
- Loss of floodplain and wet woodland due to changes in agricultural drainage practices.
- Loss of tree and hedgerow cover from agricultural intensification since World War II.
- Conversion of agricultural buildings to light industrial uses.
- Farm diversification and garden centres leading to introduction of signs and fencing.
- Introduction of large scale industrial buildings and glasshouses with distribution sheds.
- Derelict glasshouses.
- Climate change may increase the risk of storm surges associated with flooding. This will have consequences for inter-tidal habitats, increasing pressure for possibly insensitive coastal defences.
- Management and possible realignment of sea defences due to predicted sea level rises will have significant implications for landscape over the coming decades.

Landscape and Visual Sensitivities

Key sensitivities are:

- Key views to the South Downs, Chichester Cathedral and Arundel.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.
- Changes in drainage patterns.
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings.
- Loss of archaeological remains to ploughing.
- Development on settlement edges of Bognor and suburban settlements of Tangmere, Barnham, Yapton and Westergate.
- Loss of distinction between different settlements due to urban expansion.
- Changes in transport infrastructure due to urban development pressures.
- Managed retreat of the coastline may be particularly influential in the future, providing opportunities for the creation of new coastal and inter-tidal habitats, and could result in a more naturally functioning landscape.

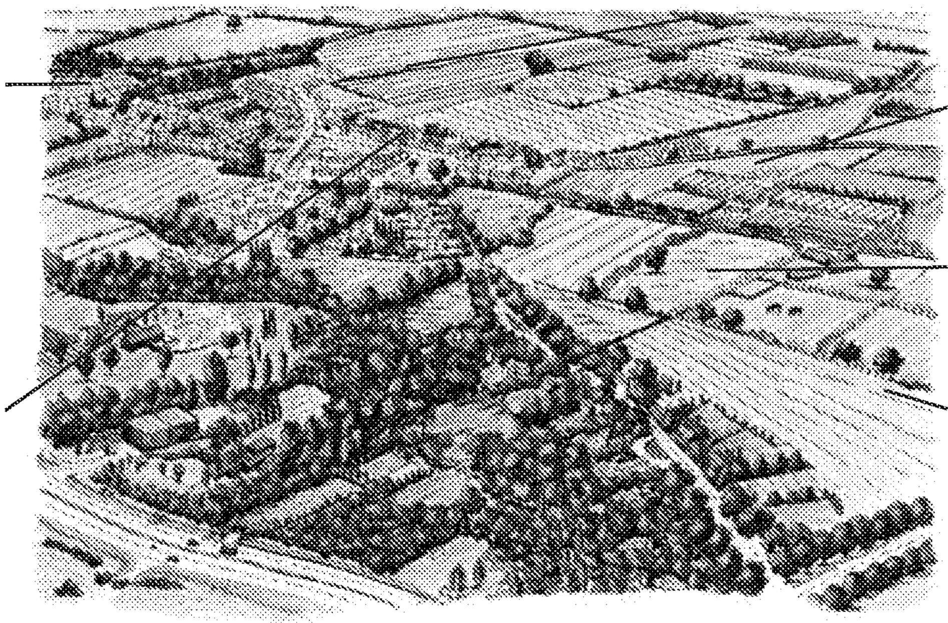
Scattered villages - Merston

Gravel Pit Lakes - Chichester

Clusters of glasshouses - Barnham

Large scale arable farming on flat open landscape - Oving

Land Management Guidelines


Establish landscape management plans for urban edges to enhance the distinction between urban and rural landscape
Encourage landscape enhancements around villages and on their approaches
Encourage bold tree planting associated with large agricultural and industrial buildings
Encourage and promote land management schemes to increase grassland areas
Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors

Conserve the significant views to Chichester Catherdral and the South Downs.

- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts.
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey of the area with a view to conserving and managing existing feature tree groups and individuals.
- Encourage and promote land management schemes to increase species rich grassland areas.
- Promote management and establishment of grassland regimes of grazing, hay cutting and silage.
- Establish landscape management plans for urban edges, notably Bognor Regis, to enhance the distinction between the urban and rural landscape.
- Restore and strengthen the landscape of the gaps between settlements.
- Encourage landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.
- Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.
- Promote sympathetic design of new road schemes, particularly associated with transport infrastructure for Bognor Regis.
- Encourage the production of a colour and design study for new and existing agricultural and industrial buildings.
- Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.
- Restrict extensive areas of tree planting to poorer quality agricultural land.
- Encourage the replacement or restoration of derelict glasshouses where these appear detrimental to the landscape.
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.
- Enhance the visual prominence of rifes through the establishment of waterside vegetation features.
- Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.

The Guidelines should be read in conjunction with:

- County-wide Landscape Guidelines set out in *A Strategy for the West Sussex Landscape* (November 2005) published by West Sussex County Council.
- Climate Change Adaptation Management Plan, 2006.
- South Downs Shoreline Management Plan - Beachy Head to Selsey Bill (under review).
- Black Poplar Species Action Plan for Sussex, June 2005.

For further information call 01243 642119 or visit www.westsussex.gov.uk